

**Note: The following case(s) is/are included in this ad.**  
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<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>03-149</u></a>	<a href="#"><u>EDWARD HAAS</u></a>
<a href="#"><u>03-233</u></a>	<a href="#"><u>DAVID SINGER</u></a>

APPLICANT: EDWARD HAAS

- (1) EU-2 to EU-1C
- (2) Applicant is requesting approval to permit a servant's quarters/garage addition to a single family residence setback varying from 7.51' to 12.97' from the interior side (north) property line. (The underlying zoning district regulation requires 15').
- (3) Applicant is requesting approval to permit a swimming pool setback 11.5' from the interior side (south) property line. (The underlying zoning district regulation requires 20').
- (4) NON-USE VARIANCE OF ZONING AND SUBDIVISION REGULATIONS requiring 100' of roadway dedication for Old Cutler Road; to waive same to permit 35' of dedication for the east half of Old Cutler Road (50' required).
- (5) NON-USE VARIANCE OF SUBDIVISION REGULATIONS prohibiting structures within the right-of-way; to waive same to permit an existing 6' high coral rock wall within the zoned right-of-way of Old Cutler Road.

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Edward Haas Residence," as prepared by Aviñó & Associates, consisting of 2 sheets and dated 6/30/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north ½ of Blocks 103 & 104, of the TOWN OF CUTLER, Plat book "B", Page 17. ALSO: The north ½ of the land lying between the north and south boundaries of Block 104, produced east to Biscayne Bay, together with all Riparian Rights and privileges appertaining thereto, of the TOWN OF CUTLER, Plat book "B", Page 17. ALSO: The south ½ of street lying north of Blocks 103 and 104, produced eastward to Biscayne Bay, together with all Riparian Rights and privileges appertaining thereto: also Street lying between the north ½ of Blocks 103 & 104, TOWN OF CUTLER, Plat book "B", Page 17. LESS AND EXCEPTING: A parcel of land described as follows: Commence at the NW/ly corner of said Block 103, RICHMOND'S SURVEY OF CUTLER, bear N2°18'40"W, along the N/ly extension of the west line of said Block 103, a distance of 25' to the intersection thereof with the south right-of-way line of Cutler Drain Canal; thence N87°39'30"E, along said south right-of-way line, a distance of 296.42' to the Point of beginning; thence continue N87°39'30"E along said south right-of-way line, a distance of 400'; thence S2°20'30"E, a distance of 75'; thence S87°39'30"W, a distance of 100'; thence N2°20'30"W, a distance of 25'; thence S87°39'30"W, a distance of 300'; thence N2°20'30"W, a distance of 50' to the Point of beginning. ALSO LESS AND EXCEPTING: A parcel of land in the north ½ of Block 104 and the south ½ of the street lying north of Block 104, CUTLER, in Section 35, township 55 South, Range 40 East, Plat book "B", Page 17, being more specifically described as follows: Commence at the Northwest corner of Block 103, RICHMOND'S SURVEY OF CUTLER, bear N2°18'40"W, along the N/ly extension of the west line of said Block 103, a distance of 25' to the intersection thereof with the south right-of-way line of Cutler Drain Canal; thence N87°39'30"E

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APPLICANT: EDWARD HAAS

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along said south right-of-way line, a distance of 696.42' to the Point of beginning; thence continue N87°39'30"E along said south right-of-way line, a distance of 80'; thence S2°20'30"E a distance of 40'; thence S87°39'30"W a distance of 80'; thence N2°20'30"W a distance of 40' to the Point of beginning.

LOCATION: 17301 Old Cutler Road, Palmetto Bay, Florida.

SIZE OF PROPERTY: 3.52 Acres

EU-2 (Estates 1 Family 5 Acres Gross)

EU-1C (Estates 1 Family 2½ Acres Gross)

APPLICANT: DAVID SINGER

- (1) Applicant is requesting approval to permit an addition to a single family residence setback 12.5' from the front (north) property line. (The underlying zoning district regulation requires 25').
- (2) Applicant is requesting approval to permit an addition setback 12.5' from the side street (west) property line. (The underlying zoning district regulation requires 25').
- (3) Applicant is requesting approval to permit a swimming pool setback 66' from the front (north) property line. (The underlying zoning district regulation requires 75').
- (4) Applicant is requesting approval to permit a fishpond setback 66' from the front (north) property line. (The underlying zoning district regulation requires 75').

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Site Plan 1/8," as prepared by Filer & Hammond, Architects, Inc., consisting of 3 sheets and dated 7/31/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 8, SOUTHWOOD, Plat book 65, Page 49.

LOCATION: 8360 S.W. 154 Terrace, Palmetto Bay, Florida.

SIZE OF PROPERTY: 15,030 sq. ft.

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)